

**MINUTES OF MEETING  
LAKE BERNADETTE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Bernadette Community Development District was held on April 24, 2018 at 6:30 p.m. at the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida.

Present and constituting a quorum were:

Michael Berman	Chairman
Robert Van Liew	Assistant Secretary
Barbara German	Assistant Secretary

Also present were:

Mark Vega	District Manager
Don Nesselt	Clubhouse Manager
Gabby Monday	Project Manager
Joe Hamilton (via phone)	Aquatic Systems
Numerous Residents	

*The following is a summary of the discussions and actions taken at the April 24, 2018  
Lake Bernadette Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Berman called the meeting to order at 7:10 p.m.; Supervisors and staff introduced themselves.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda**

- Residents comments were received by the Board.
- Discussion ensued regarding the security and safety along Golf Links.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of March 27, 2018**
- B. Acceptance of the Financial Statements Dated March 31, 2018**

On MOTION by Mr. Van Liew seconded by Ms. German with all in favor the consent agenda was approved. 3-0
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**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

None.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

None.

**SIXTH ORDER OF BUSINESS**

**Aquatics' Report**

**A. Phosphorus Report for Pond 17 and 35**

- Mr. Hamilton joined the meeting via the phone to present the phosphorus report for ponds 17 and 35.
- He provided a proposal for a phosphorus jar test for ponds 17, 20 and 35 at a cost of \$1518. An alum treatment proposal was also presented based on the results of the phosphorus at a max cost of \$1770.
- Mr. Hamilton was questioned by Ms. German on how long does the alum treatment last. He stated alum treatments typically last three to five years, but based on the conditions of the waterway, in theory they can last up to 20 years.

On MOTION by Ms. German seconded by Mr. Van Liew with all in favor the proposal from Aquatic Systems for a phosphorus jar test and alum treatment for ponds 17, 20 and 35 in the amount not to exceed \$3,300 was approved. 3-0

- Mr. Hamilton will provide an update at the next meeting.
- Mr. Vega requested to meet with Mr. Hamilton and Mr. Nesselt prior to the next meeting for a site visit at Braddock Pines to ensure the area is getting maintained. He does not want Braddock Pines stormwater system failing or the cul du sac flooding.
- Mr. Hamilton was able to provide a brief update on this area. He indicated the areas vegetation is slow and it is like an open field. He did see a little flow going through the culvert pipe which runs underneath Eiland Blvd, but other than that, it is looking good. He asked Mr. Vega to provide a date and time so they can meet to review this.

**SEVENTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Presentation of Preliminary FY2019 Budget**

- Mr. Vega presented the preliminary FY2019 budget. He indicated he had not done much with the budget as he has a meeting with the architect next week. He indicated from the workshop the residents wanted to see the gym expanded.
- Mr. Vega shared for those who live on Janine, their assessment table was redone because they did not do any additional pavers in the center median. They currently pay \$100.58 and this has dropped down to an even \$69, and their annual payment last year was \$1098.58 and this will go down to \$1059.
- This is a tentative proposed budget as they have not worked on any of the operation, maintenance, or capital items. Mr. Vega stated currently the budget is flat since they do not have the architects' numbers but once he meets with the architect and receives the actual numbers, they can discuss this at the next meeting.
- Mr. Vega and Mr. Nesselts will shop all the vendors they have contracts with to ensure they have the best pricing.
- Mr. Vega indicated propane use this year was way under budget because it was little warmer, and the pool cover was not available and the pool was not used as often. At the next meeting they will have more numbers where they can do something concrete.
- Mr. Vega received an email from Mr. Robert Robertson stating his resignation from the Board.

On MOTION by Mr. Berman seconded by Ms. German with all in favor to accept the resignation of Mr. Robert Robertson was accepted. 3-0

- Mr. Vega indicated at the last meeting a motion was made to approve the playground. The playground is scheduled to be installed on June 1, 2018. However, Mr. Vega will have the area measured and surveyed again.
- The purpose of asking everyone to come walk the area was to show where the playground was going to be installed. He does not think the swings need to be moved. On consensus from the Board the decision of relocating of the swing was discussed and they will save \$2,823 if it is not required to relocate the swing set.

- At the last meeting there was a request for a pull up bar at a cost of \$2,000 and rock climbing wall at a cost of \$12,865. It was recommended by the vendor that no shade is required for the rock climbing wall.
- Discussion ensued regarding placing mulch near the rock climbing wall. The Board will review the playground activity at which time they will decide whether a quote would be required to purchase the rubber floor for the ground instead of using mulch.

On MOTION by Mr. Van Liew seconded by Ms. German with all in favor the proposal from Fabor in the amount not to exceed \$5,000 was approved. 3-0

**EIGHTH ORDER OF BUSINESS**

**Clubhouse Manager's Report**

- Mr. Nesselt presented his report to the Board.
- The blood drive will be on May 16, 2018.
- The swim kids USA class is completely full and starts on May 5<sup>th</sup> at the cabana pool.
- The volunteer barbeque July 4<sup>th</sup> meeting is scheduled for May 17, 2018 at 2:00 p.m.
- The old playground has been removed and was donated to a church.
- The roof replacement is scheduled for May 14, 2018 and this will take three to four days to complete. Discussion ensued regarding which color shingles should be placed on the roof. The Board reviewed various shingle samples.
- Discussion ensued regarding the pool maintenance.
- Discussion ensued regarding power washing.
- Mr. Nesselt indicated they did resurfacing of the courts. The tennis court was done about six years ago and it still looks superior. He did get a quote for this and it came up to \$2,500.
- The question arose about the fence for pickleball and Mr. Nesselt indicated it only included just the court and line striping. Discussion ensued regarding getting a net and where to purchase this. Mr. Nesselt was asked to purchase two sets of paddles to have available, one set for children and one set for adults even though residents will be bringing their own paddles. On a Board consensus this will be placed on hold until Mr. Nesselt receives a new quote which includes a net.

**NINTH ORDER OF BUSINESS**

**Old Business**

**A. Project Manager**

**i. Report on New Card System Options for Cabana Pool**

- TEM Systems Proposal
- American Access Controls Proposals
- Accurate Electronics Proposal

- Mr. Vega tabled this item until the location of the gates for the playground are confirmed, but this will be discussed at the next meeting.

**ii. Fencing**

- Mr. Vega reviewed the location of the fence along the wall. Discussion ensued regarding the precise location of the fence and if this includes a dog park fence.
- Discussion ensued whether there will be a dog park and if so, the location and regarding the fence type, style and cost.
- Mr. Vega stated the fence will be done in two phases.
  - First the tennis court fences and the green chain link at the rear will be installed and the white metal will be phase two as to not get in the way of the playground.
- Mr. Vega will provide quotes for the demo of the three spaces at the next meeting.
- Discussion ensued regarding gates.
- Mr. Vega reviewed the quote with the Board and made some changes.
  - On the quote it states a 10-foot gate, but the Board wants to be a 12-foot gate.
  - The exterior fence will encompass the three parking spaces.
  - Mr. Vega will inquire as to what type of gate can be installed at that location. Mr. Nesselt will reach out to Gene to keep him in the loop regarding this.
  - The back fence will have the green chain link and removing all the inner walls which are pushing the fence in so the poles are not in that area.
  - The tennis court, the back side goes up to 10-feet to match the existing, the front side goes up to 10-feet and there will be a gate put in the middle. The gate is planned to be 5 feet wide and 7 feet high.

On MOTION by Mr. Berman seconded by Mr. Van Liew with all in favor in the amount of not to exceed \$44,000 for the installation of the fence was approved. 3-0

- Mr. Vega discussed some of the comments presented by the audience.
  - The roof completion was presented during Mr. Nesselt’s report.
  - The playground installation was presented during Mr. Vega’s report.
  - Fencing and parking spaces in the lanes were discussed.
  - Mr. Nesselt will reach out to Duke regarding the lighting concerns.
  - Discussion ensued regarding increasing patrolling by FHP.
  - FHP is something that Mr. Vega can plug into the budget. The annual cost for FPH to patrol the community every day is \$73,000.
- Mr. Berman questioned whether Mr. Vega had the dollar amount they paid for each four-hour block including the administrative fee. Mr. Vega indicated they pay \$240.
- Mr. Vega shared with the residents the purpose and the responsibility of the CDD.
- The Board consensus was to switch the current patrol from morning to nights and have a bit more varied times. Mr. Nesselt will contact FHP to inform them they require more night patrol and provide them with some new times and location for patrolling.

**TENTH ORDER OF BUSINESS**

**New Business and Supervisors’ Request**

- Mr. Van Liew addressed looking at different methods of communicating with residents.
- Mr. Vega is putting information on the CDD website on the New’s Tab and Mr. Nesselt is copying that on to Nextdoor. The New’s Tab will consist of cliffs notes of big ticket items in a meeting. It is a new initiative and being done in a number of communities.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

- Resident comments were received by the Board.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. German seconded by Mr. Van Liew with all in favor the meeting was adjourned. 3-0



Michael Berman, Chairman